



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

OCTOBER 28, 2019

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Sweeney.

ATTENDANCE

Members present:	Sweeney, Miller, Ferrell, James, Moticha, Richards, and Ziegler
Members absent:	None
Staff present:	Unzueta (at 4:59 p.m.), Monson, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion:	Approve the minutes of the Single Family Design Board meeting of October 14, 2019 , as submitted.
Action:	James/Ferrell, 7/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 21, 2019**, as reviewed by Board Members Moticha and Richards.

Action: Miller/Moticha, 6/0/1. (Sweeney abstained.) Motion carried.

Motion: Ratify the Consent Calendar of **October 25, 2019**, as reviewed by Board Members James, Sweeney, and Richards.

Action: James/Ziegler, 7/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:**1. Ms. Monson announced the following:**

- a. The appeal of 335 Alston Rd. will be heard by City Council on December 17, 2019.
- b. Item 7, 1207 Viscaino Rd. is postponed two weeks at the applicant's request.

E. Subcommittee Reports:

Board Member Miller reported on the design excellence awards sub-committee. The subcommittee is working on designing the type of plaque that will be awarded to projects of special merit for single family housing and landscape design. The name of the awards and a more detailed outline for the awards presentation criteria will be clarified at the next meeting. The Chairs of each of the three Design Review Boards will be a part of the sub-committee and will make the final selection for the project that receives the award.

(3:15PM) NEW ITEM: CONCEPT REVIEW**1. 1103 HARBOR HILLS DR**

Assessor's Parcel Number: 035-314-021

Zone: RS-15

Application Number: PLN2019-00492

Owner: Herman and Teri Roup, Trustees

Applicant: Dylan Henderson

(Proposal for 743 square feet of additions and 14 square feet of demolition to an existing 1,772 square foot single-unit residence with a 420 square foot carport. Proposal includes demolition of existing deck, removal of existing carport, removal of existing atrium, and removal of roof to be replaced with a new roof configuration. Project also includes a new three-story, detached accessory structure with a 431 square foot basement at the lower level, a 431 square foot two-car garage at the first level, and a 431 square foot Accessory Dwelling Unit (ADU) at the second level for a total of 1,293 square feet. A new 1,462 square foot deck with guardrails, new doors and windows, new siding, and a new trash enclosure are also proposed. The proposed total 3,081 square feet of development on a 15,850 square foot lot in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires review from the Staff Hearing Officer for Zoning Modifications to allow encroachments in the Front Setback, and an increase in roof height in the interior setback. Project requires Neighborhood Preservation, Hillside Design and Sloped Lot findings.

Actual time: 3:09 p.m.

Present: Dylan Henderson, Applicant, Salt Architecture; and Michelle Bedard, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Bedard stated that the project requires review from the Staff Hearing Officer for Zoning Modifications to allow encroachments in the Front Setback, and an increase in roof height in the interior setback. She requested that the Board provide comments on the three story detached accessory structure.

Public comment opened at 3:23 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Full Board with comments:

1. Study the reconfiguration of the master bedroom in regards to the ADU.
2. Study the reconfiguration of the proposed deck so that it does not compromise the Oak tree.
3. The overall design of the project is acceptable.
4. Restudy the size and bulk of the project. Consider moving the ADU closer to the main structure.
5. Provide a streetscape showing existing houses in relation to the project.
6. Explore lowering the proposed roof height of the ADU and garage in relation to the main residence so that there is a cascading effect.
7. The flat roof configuration is acceptable.
8. Consider changing the proposed trees along the street to smaller and less root invasive trees.
9. Show landscape screening if the caisson structural approach is approved.
10. Provide a sample of the proposed black color.

Action: James/Miller, 7/0/0. Motion carried.

(3:45PM) REVIEW AFTER FINAL

2. 1803 ROBBINS ST

Assessor's Parcel Number: 043-142-010
Zone: RS-6
Application Number: PLN2018-00225
Owner: Noah Levit
Applicant: Harold Powell

(Approved project is a proposal for additions and alterations to an existing 842 square foot one-story single residential unit with a detached 327 square foot two-car garage. The project includes a first-floor addition of 64 square feet and a new 306 square foot second-story addition. Other site improvements include an interior remodel and a new 180 square foot deck at the rear of the residence. The proposed total of 1,525 square feet of development on a 5,625 square foot lot is 59% of the maximum allowable floor-to-lot area ratio (FAR).)

Comments are requested for the Staff Hearing Officer's review of the Solar Access Modification. Project was last reviewed on April 2, 2019.

Actual time: 4:04 p.m.

Present: Harold Powell, Applicant; and Ellen Kokinda, Administrative Analyst II, City of Santa Barbara

Public comment opened at 4:13 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Staff Hearing Officer with comments:

1. The Board gives positive comments on the Solar Access Modification.
2. The diagram provided on Sheet A1.2, depicting the shadowing effect of the project, shows that the remodel will not impact the neighbors and that the modification is supportable.

Action: Ferrell/Moticha, 7/0/0. Motion carried.

(4:05PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. 2327 EDGEWATER WAY

Assessor's Parcel Number: 041-350-007
Zone: E-3/SD-3
Application Number: PLN2016-00191
Owner: Bradford and Carol Hack
Applicant: Alicia Harrison
Designer: Jacob Niksto

(This is a revised project description. Proposal to demolish an existing 1,697 square foot single residential unit with a detached 490 square foot two-car garage and an unpermitted 170 square foot carport and construct a new single residential unit. The proposal consists of a new 3,469 square foot two-story single residential unit with a 400 square foot attached two-car garage. Other site improvements include a new driveway and motor court, front porch, covered loggia and landscaping. The proposed total of 3,869 square feet of development on a 20,070 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR). The project received Planning Commission approval of a Coastal Development Permit.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on September 17, 2018.

Actual time: 4:26 p.m.

Present: Alicia Harrison, Applicant; Jacob Niksto, Designer; Derrik Eichelberger, Landscape Architect; and Megan Arciniega, Project Planner, City of Santa Barbara

Public comment opened at 4:43 p.m., and as no one wished to speak, it closed.

Written correspondence from Michael Boudreaux was acknowledged.

Motion: Project Design Approval and Final Approval with the following comment:

1. The Board makes the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the following comments:
 - a. The consistency and appearance of the project is consistent with the scenic character of the City and enhances the character of the neighborhood.
 - b. The proposed development is compatible with the neighborhood in size, bulk, and scale and is appropriate to the site and neighborhood.
 - c. The project uses quality architectural details, and the proposed colors and materials are appropriate.
 - d. The proposed project does not include the removal of any trees.
 - e. The health and welfare of the public are persevered.
 - f. Good Neighbor Guidelines were followed.

Action: Miller/Ziegler, 7/0/0. Motion carried.

(4:35PM) NEW ITEM: CONCEPT REVIEW**4. 3139 SEA CLIFF**

Assessor's Parcel Number: 047-091-014

Zone: A-1/SD-3

Application Number: PLN2019-00403

Owner: Fred A. and Lillian Stewart Trust
Ian Stewart, Trustee

Applicant: Trish Allen

(Proposal for soil remediation by removal of impacted soils on a lot with an existing single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Excavation depths range from 12" – 36" and will result in excavation of approximately 2,200 cubic yards to an appropriate disposal facility. Excavations will be backfilled with clean soil from the site which will result in approximately 1,280 cubic yards of excavation and approximately 1,150 cubic yards of embankment. Vegetation clearing and grubbing includes removal of approximately 65 non-native trees, predominantly eucalyptus saplings, on the interior of the site, and removal of three large Eucalyptus along the Braemar Drive frontage to be replaced with three 24" box native trees.)

No final appealable action will be taken. Project requires Neighborhood Preservation and Grading findings.

Ex parte communication: Board Members Sweeney, Miller, James, and Ferrell disclosed that the Applicant had given them a tour of the site during their site visit.

Actual time: 4:57 p.m.

Present: Trish Allen, SEPPS, Applicant; Steve Campbell, Campbell Geo Inc.; Michael Caccese, MAC Design Associates; and Matthew Ozyilmaz, Planning Technician II, City of Santa Barbara

Staff comments: Ms. Monson stated that this project is being reviewed by the Single Family Design Board because this is a lot where extensive grading is occurring and trees are proposed to be removed.

Public comment opened at 5:12 p.m.

The following individuals spoke:

1. Gil Barry, opposed. Steven Luick ceded time to Mr. Barry.
2. Robert C. Lyon

Written correspondence from Carl & Marilyn Kocher and Gil Barry was acknowledged.

Public comment closed at 5:21 p.m.

Motion: Continue indefinitely with comments:

1. The Board encourages the applicant to continue to discuss the project with neighbors.
2. Staff shall provide additional information regarding the grading findings in regards to the water quality of streams, drainages, or water storage facilities to which the property drains.
3. The Board encourages that the three tree replacements, as indicated on Sheet 305 of the grading plan, shall be moved inside the property line to the south.
4. Fence the project permanently once the project is complete.
5. Applicant to provide a proposal for a fence height and a fence location with appropriate gate openings for maintenance of the site.
6. Public Works shall advise the Board in regards to the drainage ditch, located adjacent to the southerly paved area of Braemar Drive, and its final outfall to Hendry's Beach.
7. Public Works shall advise the Board as to whether or not the existing mailboxes and/or apparent visible utilities of water and backflow preventers located near the corner of Seacliff and Braemar Drive need to be relocated on site.
8. Provide a plan that delineates the areas that will receive hydroseeding.
9. Provide photographs that clarify exactly which trees are to remain and have not been affected by the contamination.

Action: Sweeney/James, 7/0/0. Motion carried.

(5:00PM) NEW ITEM: CONCEPT REVIEW

5. 1426 MOUNTAIN VIEW RD

Assessor's Parcel Number: 035-071-007
Zone: RS-15
Application Number: PLN2019-00504
Owner: Silver Acorns LLC
Applicant: Tracy Burnell

(Proposal for a 233 square foot addition to the second story of an existing 2,299 square foot two-story single-unit residence. Proposal also includes a 25 square foot addition to the existing two-car garage, and improvements to the first floor covered terrace and second floor deck. Project also includes a 458 square foot Accessory Dwelling Unit (ADU) on the second story to be reviewed under a separate permit. The proposed total of 3,480 square feet of development on a 17,424 square foot lot is 79% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

Actual time: 5:51 p.m.

Present: Tracy Burnell, Applicant; Kris Gutierrez, Owner; and David Gutierrez, Owner

Public comment opened at 6:00 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The proposed additions are appreciated.
2. The overall style of the project is appropriate.
3. Study the window above the front door on the north elevation and making it more compatible with the proposed elements.
4. Provide a landscape plan around the new covered deck.
5. Show a different configuration for the column on the east elevation at the exterior deck.
6. Study the stairways of the deck on the south elevation.

Action: Miller/Ferrell, 7/0/0. Motion carried.

(5:25PM) CONTINUED ITEM: CONCEPT REVIEW

6. 1142 HARBOR HILLS DR

Assessor's Parcel Number: 035-313-003
Zone: RS-15
Application Number: PLN2019-00148
Owner: Nancy Ann Jenkins
Applicant: Tom Ochsner

(Proposal for a 523 square foot addition to an existing, 3,530 square foot, two-story, single-unit residence. The proposed project includes a new detached 425 square foot accessory structure, comprised of a one-car garage, workshop, elevator, and roof deck. The proposed total of 4,234 square feet on a 22,718 square foot lot in the Hillside Design District is 91% of the maximum guideline floor-to-lot area ratio.)

No final appealable action will be taken. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on April 29, 2019.

Actual time: 6:15 p.m.

Present: Tom Ochsner, Applicant; and Tim Connor, Owner

Public comment opened at 6:26 p.m., and as no one wished to speak, it closed.

Written correspondence from Avo Semerdjian was acknowledged.

Motion: Continue indefinitely with comments:

1. The Board has reviewed the proposed addition of an extra 34 square feet, and finds that the increase to 91% FAR is acceptable.
2. Clarify the heights, arrangements, species, and the massing of the proposed trees.
3. Verify whether the Japanese Blueberry hedge can survive in this climate, and show how high and large the planting will get.
4. Clarify the area where wildflower planting will occur, whether the plantings are native to California, and how the plantings will look year-round at this particular site.
5. Clarify the location of the sea wall at the proposed terrace area.
6. Clarify the elevation change for the 34 square foot addition.
7. The Board feels the project will be ready for Project Design Approval if the applicant addresses the Board's concerns.
8. Provide a final material for the roof.

Action: Sweeney/Ferrell, 7/0/0. Motion carried.

(5:50PM) PROJECT DESIGN APPROVAL**7. 1207 VISCAINO RD**

Assessor's Parcel Number: 019-232-002
Zone: RS-15
Application Number: PLN2016-00468
Owner: Carin Craig
Applicant: David Ferrin

(Proposal for an interior and partial exterior remodel to an existing 2,253 square foot single-unit residence. Project includes replacing the existing 754 square foot south facing upper level exterior deck and stairs with a new 714 square foot deck and stairs, a new 385 square foot trellis over a portion of the deck, a new dormer at the south facing elevation at trellis, expansion of the existing side patios with pervious surfaces, and conversion of 162 square feet of existing unconditioned basement area into living space.)

Project Design Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required. Project was last reviewed on October 31, 2016.

Item postponed two weeks at the applicant's request.

(6:15PM) IN-PROGRESS REVIEW HEARING**8. 1199 HARBOR HILLS DR**

Assessor's Parcel Number: 035-312-007
Zone: RS-15
Application Number: PLN2016-00025
Owner: Howland Family Trust
Ben Howland, Trustee
Applicant: Don Swann
Architect: Richard T. Thorne

(This is a revised project description. Proposal to construct 1,420 square feet of additions to an existing 2,588 square foot, one-story single-family residence with a basement and an attached 390 square foot two-car garage. Of the 1,420 square feet of new additions, 1,258 square feet will be in addition to the main residence, and 52 square feet will be added to the garage, and 110 square feet will be additional storage area. Other site improvements include an interior remodel, a new covered porch, new concrete walkway, new retaining wall, new stairs, and the removal of one tree. Approximately 287 cubic yards of cut and 13 cubic yards of fill will occur on site. The proposed project will receive a basement credit of 942 square feet for portions 4' or less. The proposed total of 3,196 square feet of development on a 10,918 square foot lot located in the Hillside Design District is 83% of the maximum allowable floor-to-lot-area ratio (FAR). The Staff Hearing Officer has granted a Zoning Modification to allow encroachments within the required front setback.)

In progress review is requested to receive comments only. No appealable action will be taken. Project was last reviewed by the Single Family Design Board on January 22, 2019. Project requires substantial conformance with the plans granted Project Design Approval on May 14, 2019 by City Council.

Actual time: 6:41 p.m.

Present: Don Swann, Applicant; Jessica Harlem; Barefoot Design; and Mark Williams, Contractor

Public comment opened at 6:59 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Applicant is encouraged to return for revised Project Design Approval.
2. Provide a completed Tier 3 Storm Water Management plan.
3. Applicant to return with any necessary changes in landscaping.
4. Graphically indicate on the elevations where changes have been made to the plans granted Project Design Approval on May 14, 2019.

Action: Sweeney/Moticha, 7/0/0. Motion carried.

*** MEETING ADJOURNED AT 7:13 P.M. ***